SOUNDTRANSIT

SEPA Checklist
Soil Remediation at 5715 Martin Luther King Jr. Way South

A. BACKGROUND

1. Name of proposed project, if applicable:

Soil Remediation at 5715 Martin Luther King Jr. Way South (KC APN# 2341300125)

2. Name of applicant:

Sound Transit

3. Address and phone number of applicant and contact person:

Sound Transit contact:
Scott Kirkpatrick, TOD Manager
401 S. Jackson Street
Seattle, WA 98104 206.398.5264
Scott.Kirkpatrick@soundtransit.org

4. Date checklist prepared:

January 10, 2013

5. Agency requesting checklist:

City of Seattle

6. Proposed timing or schedule (including phasing, if applicable):

The work will occur in Spring 2013 for approximately one week.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The site is a former staging area for Central Link light rail construction and is no longer needed for project purposes. The site may be sold or leased and developed later by others. Any development by others would follow standard City of Seattle permit processes.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phase I & II environmental site assessments were completed June 18, 2012 by CDM Smith. The findings of the Phase II ESA confirmed the presence of gasoline-range petroleum hydrocarbon compounds and chlorinated solvents in soil and groundwater at concentrations exceeding MTCA Method A cleanup levels.

The lateral extent of petroleum hydrocarbon and chlorinated solvent impacts appears to be limited to the back (western) portion of the former building on the parcel, specifically in the locations of the former drain areas within the northwest corner of the building. This is consistent with equipment repair activities that apparently occurred within this area.

Petroleum hydrocarbon and chlorinated solvent contamination in soil and groundwater appears to be primarily confined between 5 and 13 feet below ground surface (bgs). The occurrence of a relatively impermeable silt or clay layer at approximately 10 to 13 feet bgs appears to limit the potential for the downward migration of contaminants.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

A State Housing Trust Fund approval for funding is under consideration for the future property owner's project.

10. List any government approvals or permits that will be needed for your proposal, if known.

The Washington State Department of Ecology issued a "Contained-in Determination for Soils" on September 5, 2102 authorizing excavation and disposal of contaminated soils, stating in part:
"Based on the information received and reviewed, Ecology has determined that the soils are contaminated with the listed waste constituents at concentrations that do not warrant management as dangerous wastes, and Ecology will not require the disposal of these soils as listed dangerous wastes at an RCRA permitted dangerous waste treatment, storage and disposal (TSD) facility…" [Letter from Byung Maeng, P.E, Hazardous Waste and Toxics Reduction Program.] This contained-in-determination will be reapplied for when the date of actual excavation is confirmed as the end date of this issued contain-in-determination will have passed by the time this work is actually underway.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project constitutes mobilization of a contractor onto the site to excavate 400 cy of contaminated soil, remove and transport it to a designated landfill, and refill the excavated area with 400 cy of clean fill.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal is located at 5715 Martin Luther King Jr. Way South, Seattle, WA 98118 (KC APN# 2341300125). The proposed work will occur approximately 150 feet south of the intersection of South Orcas Street & MLK, Jr. Way South, abutting the western street margin, and north of the east/west alley constituting the southern property line.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

Flat, ~~rolling, hilly, steep slopes, mountainous, other~~

b. What is the steepest slope on the site (approximate percent slope)?

There is no discernible slope on the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

This has been an urbanized site for almost 100 years; buildings on the site were demolished in 2005 for light rail construction staging. The site is generally underlain by 1 to 2.5 feet of fill soils followed by stiff to very stiff silty clay to sandy silt and dense silty sand. Cemented sandstone was observed along the southern border of the site between the depths of 8 and 10 bgs, which could indicate that the dense silty sand and stiff to very stiff silt and clay could be completely weathered sandstone and/or siltstone.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No, the site is flat and appears to be underlain by dense to stiff soils (possibly the Blakely Formation) at relatively shallow depths. Review of the site geology and onsite boring logs, indicates the site is not prone to liquefaction. There are no slopes onsite and therefore, it is not subject to any type of slope failure.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

400 cy of clean, compactable soil (of similar structure) will replace the excavated soil.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion control on the site will occur to City of Seattle standards and best construction management practices (BMPs). Even so, the potential for erosion is minimal, considering the lack of any site slope.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Following excavation and fill the site's surface will remain pervious (the same as the existing gravel surfacing) until future redevelopment by others.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard BMPs for this type of work will be employed, such as placement of perimeter silt fencing, straw bales, straw wattles, and emplacement of catch basin filtration inserts. To the extent feasible, excavated soil will be directly loaded. Stockpiled soil (if any) will be covered overnight. The trucks will be loaded on paved areas to keep from tracking any dirt out onto the street from the site. If necessary, a street sweeper will be employed to clean up any debris tracked onto the road from the site.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Equipment emissions will occur during excavation, fill and transport of material during the projected two-to-four day operation. Dust generation is not anticipated as the work will occur in the winter or early spring when conditions in the Seattle area are the wettest. To a certain extent, volatile organic compound (VOCs) contaminants will be emitted from the soil during the excavation. For health and safety purposes, VOCs will be monitored during the site work. The work will temporarily stop if VOC concentrations in ambient air exceed site-specific established limits and engineering controls will be implemented as necessary (see Section 7(a)(2)).

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

As indicated above, dust generation is not anticipated as the work will occur in the winter or early spring when conditions in the Seattle area are the wettest. In the unlikely event that dust is generated, it will be controlled using a water spray. VOCs will be monitored.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground:

1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

The excavation will be dewatered if there is sufficient groundwater accumulation within the excavation. The purpose of this will be to effect further source removal by removing contaminated groundwater within the remediated contaminant source area. Groundwater extraction will not occur from wells.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None.

c. Water runoff (including stormwater):

1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

As the site is permeable, no runoff from storm water is anticipated that cannot be managed (d. below).

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Silt fencing, hay bales, straw wattles, catch basin filtration inserts, and other storm water protection around limits of construction of the excavation and fill area.

4. Plants

a. Check or circle types of vegetation found on the site:

None.

~~deciduous tree: alder, maple, aspen, other~~

~~evergreen tree: fir, cedar, pine, other~~

~~shrubs~~

~~grass~~

~~pasture~~

~~crop or grain~~

~~wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other~~

~~water plants: water lily, eelgrass, milfoil, other~~

~~other types of vegetation~~

b. What kind and amount of vegetation will be removed or altered?

None.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

None.

~~birds: hawk, heron, eagle, songbirds, other:~~
~~mammals: deer, bear, elk, beaver, other:~~

~~fish: bass, salmon, trout, herring, shellfish, other:~~

b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The purpose of this work is to remove and appropriately dispose of soil contaminated with petroleum hydrocarbons and chlorinated solvents to eliminate future risks of exposure. Inherently, there is some risk of exposure as the materials are excavated loaded onto trucks. This is mitigated per 2) below. The concentrations of the contaminants of concern are too low to present a threat of fire or explosion and there is no free phase product in the material to present a risk of liquid spills. The contractor carries emergency sorbent materials in the event of spills from equipment, such as may occur from a hydraulic line failure. The loading of soil onto trucks will be staged in a manner that will eliminate the potential of soil being tracked offsite.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

All site workers will be Hazwoper trained in accordance with 29 CFR 1910.120. All site work will be conducted under a site-specific Health and Safety Plan (HASP). Ambient concentrations of volatile organic compounds (VOCs) and the presence of dust will be monitored throughout the site work. Site work will be temporarily shut down at any time that dust is apparent and/or VOC concentrations in ambient air exceed established site limits per the HASP. Engineering controls (e.g., dust suppression with water, fans) will be implemented if and as necessary to control these parameters.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term construction noise between 8AM – 5PM created by on-site excavator and dump trucks entering and leaving the site.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Current use is vacant. Adjacent property to the west is one single-family residence. To the south is a multifamily residential building. To the north and east are city streets.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

C1-40

f. What is the current comprehensive plan designation of the site?

Commercial

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

None.

i. Approximately how many people would reside or work in the completed project?

None.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Removal of contaminated soil and replacement with clean, compacted fill in order to make the property suitable for uses consistent with the comprehensive plan to be developed by others.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

b. What views in the immediate vicinity would be altered or obstructed?

N/A

c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

None.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Eastern site boundary: Martin Luther King Jr. Way S
Northern site boundary: South Orcas Street
Western site boundary: unimproved alley
Southern site boundary: improved alley connecting 35th Avenue South and MLK.
Site access will occur from 35th Avenue South and egress will occur from MLK.

b. Is site currently served by public transit?

Yes.

c. How many parking spaces would the completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 20 vehicular trips per day would occur during removal and replacement of soil. This vehicular activity would be temporary and would end upon completion of the work.

g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

N/A

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

N/A

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A

C. SIGNATURE

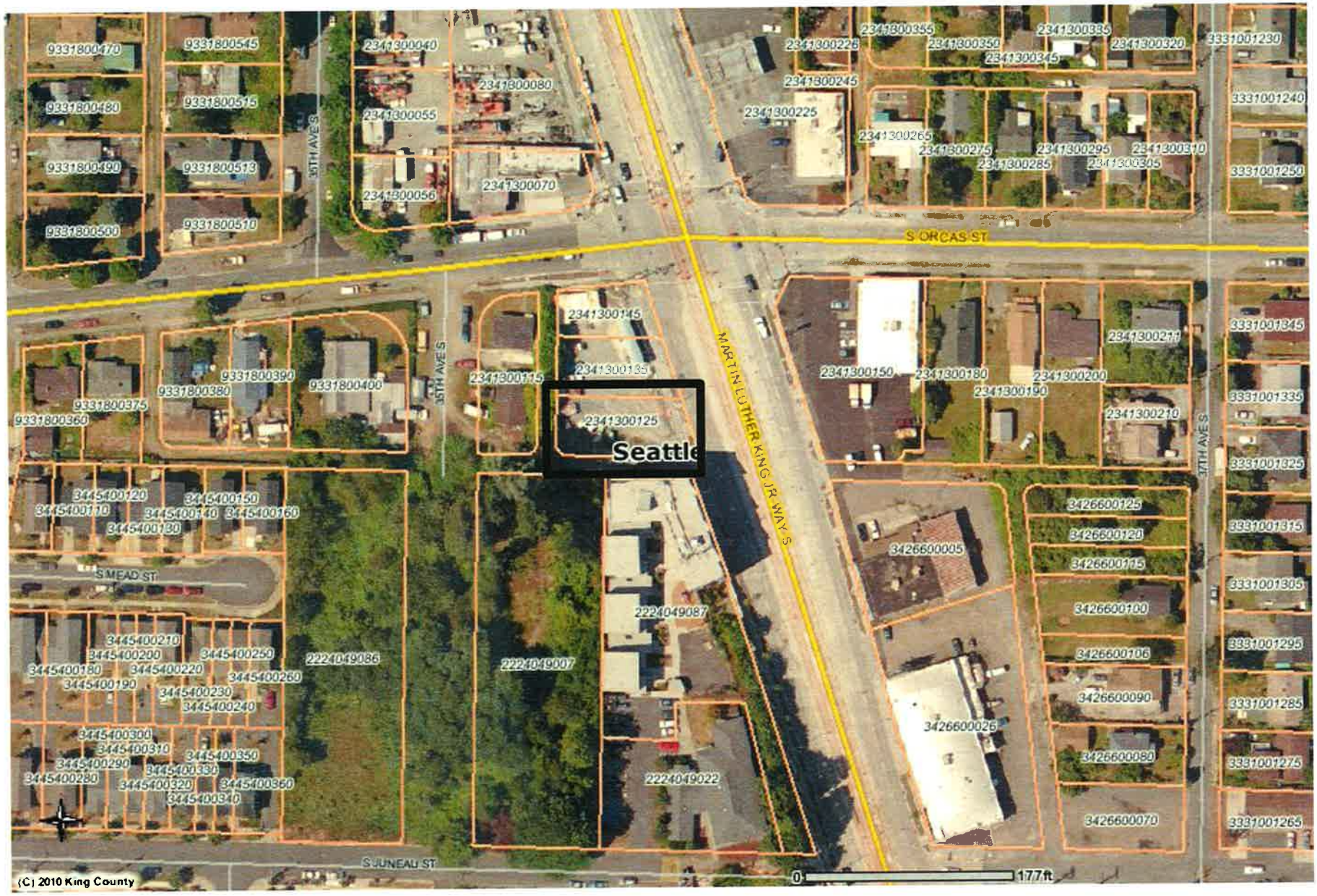
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: .....

Name (print): Scott Kirkpatrick

Title: TOD MANAGER

Date Submitted: 1/10/2013

Site Map

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